

RESOLUTION NO. 02- 56

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO THE PROVISION OF ROAD GRADING AND MAINTENANCE SERVICE AND THE CONSTRUCTION OF ROAD IMPROVEMENTS DEEMED NECESSARY TO PROVIDE SUCH ROAD GRADING AND MAINTENANCE SERVICE; DESCRIBING THE PROPERTY TO BE LOCATED WITHIN THE PROPOSED **RUSTY ANCHOR/WENDOVER ROAD MAINTENANCE MUNICIPAL SERVICE BENEFIT UNIT**, THE GRADING AND MAINTENANCE SERVICE TO BE PROVIDED AND ANY NECESSARY ROAD IMPROVEMENTS; ESTIMATING THE GRADING AND MAINTENANCE COST AND THE ROAD IMPROVEMENT CAPITAL COST; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITTED BY THE PROVISION OF ROAD GRADING AND MAINTENANCE SERVICE AND THE CONSTRUCTION OF ROAD IMPROVEMENTS DEEMED NECESSARY TO PROVIDE SUCH ROAD GRADING AND MAINTENANCE SERVICE; ESTABLISHING THE METHOD OF ASSESSING THE GRADING AND MAINTENANCE COST AND ROAD IMPROVEMENT CAPITAL COST AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITTED THEREBY; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ROAD ASSESSMENTS; DIRECTING THE ASSESSMENT COORDINATOR TO PREPARE A TENTATIVE ROAD ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ROAD ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

ST. JOHNS COUNTY, FLORIDA

RUSTY ANCHOR/WENDOVER ROAD MAINTENANCE
MUNICIPAL SERVICE BENEFIT UNIT
INITIAL ROAD ASSESSMENT RESOLUTION

2002-56

ADOPTED March 26, 2002

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ARTICLE I

DEFINITIONS AND CONSTRUCTION

SECTION 1.01. DEFINITIONS. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

"Adjusted Prepayment Amount" means (A) the amount required to prepay the Road Improvement Assessment for each Tax Parcel located in the Road Maintenance MSBU (1) following issuance of the Original Obligations, as computed pursuant Section 4.01 (B) hereof and revised annually pursuant to Section 4.02(1) hereof, and (2) following issuance of any Refunding Obligations, as computed pursuant Section 4.01 (C) hereof and revised annually pursuant to Section 4.02(1) hereof; and (B) the comparable prepayment amounts computed and revised for each Tax Parcel against which a special assessment has been imposed to finance other Road Improvements, if any, funded from proceeds of the Obligations.

"Annual Debt Service Component" means the amount computed for each Tax Parcel pursuant to Section 4.02(F) hereof.

"Assessment Coordinator" means the person appointed to administer Road Assessments imposed pursuant to the Ordinance, or such person's designee.

"Board" means the Board of County Commissioners of St. Johns County, Florida.

"Collection Cost" means the estimated cost to be incurred by the County during any Fiscal Year in connection with the collection of Road Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel pursuant to Section 4.02(G) hereof.

"County" means St. Johns County, a political subdivision of the State of Florida.

"Debt Service Amount" means the amount computed pursuant to Section 4.02(B) hereof.

"Debt Service Factor" means the factor computed pursuant to Section 4.02(E) hereof.

"Essential Services" means those services provided by the County or any other public entity that are necessary to preserve and maintain the public health, safety, and welfare and which require safe, convenient, and efficient property access to be effective. "Essential Services" include, by way of example and not limitation, fire protection emergency medical services, solid waste collection, law enforcement, postal delivery, and the transportation of students by the school board.

"Final Road Assessment Resolution" means the resolution described in Section 3.06 of the Ordinance that imposes Road Assessments within the Road Maintenance MSBU.

"Fiscal Year" means the period commencing on October of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the County.

"Grading and Maintenance Cost" means all or any portion of the expenses that are properly attributable to the Grading and Maintenance Service under generally accepted accounting principles, including, without limiting the generality of the foregoing, reimbursement to the County for any funds advanced for the Grading and Maintenance Service, and interest on any interfund or intrafund loan for such purpose.

"Grading and Maintenance Service" means a road grading and maintenance program designed to provide the minimum level of service necessary to preserve adequate ingress and egress for the provision of Essential Services, as described in Section 3.01 hereof.

"Initial Prepayment Amount" means the amount computed pursuant Section 4.01 (A) hereof for each Tax Parcel located in the Road Maintenance MSBU to prepay the Road Improvement Assessment prior to issuance of the Original Obligations.

"Modified Debt Service Amount" means the amount computed pursuant to Section 4.02(D) hereof.

"Obligations" means Original Obligations or Refunding Obligations.

"Ordinance" means Ordinance No 96-53

"Original Obligations" means (A) a series of bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases or any other obligations of the County issued or incurred to finance any portion of the Road Improvement Capital Cost and secured, in whole or in part, by proceeds of the Road Improvement Assessments, or (B) an interfund loan or intrafund loan made by the County to finance any portion of the Road Improvement Capital Costs, that is to be repaid from proceeds of the Road Improvement Assessments.

"Parcel of Record" means an unplatted parcel of record on which a residential dwelling unit can be sited or constructed.

"Platted Lot" means a building lot within a subdivision platted in accordance with Chapter 177, Florida Statutes, on which a residential dwelling unit can be sited or constructed.

"Prepayment Modification Factor" means the factor computed pursuant to Section 4.02(C) hereof.

"Proforma Debt Service" means the amount computed pursuant to Section 4.02(A) hereof.

"Property Appraiser" means the St. Johns County Property Appraiser.

"Refunding Obligations" means a series of bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases, an interfund loan or intrafund loan made by the County or any other obligations of the County issued or incurred to refund all or any portion of the Original Obligations or any indebtedness issued to refinance the Original Obligations.

"Residential Unit" shall be the Assessment Unit (as defined in the Ordinance) for the Road Maintenance MSBU described in Section 2.01 hereof, and means a residential dwelling unit or a parcel of property on which a residential dwelling unit can be sited or constructed. The number of "Residential Units" attributable to each Tax Parcel shall be determined in accordance with Section 2.03 hereof.

"Road Assessment" means a Road Maintenance Assessment and, if applicable, a Road Improvement Assessment.

"Road Assessment Roll" means the special assessment roll relating to Grading and Maintenance Service and any necessary Road Improvements.

"Road Improvement" means any capital project deemed necessary by Board to provide efficient and cost effective Grading and Maintenance Service, including by way of example, and not limitation, sub-base stabilization and drainage improvements.

"Road Improvement Assessment" means a special assessment imposed by the County pursuant to the Ordinance to fund the Road Improvement Project Cost.

"Road Improvement Capital Cost" means all or any portion of the expenses that are properly attributable to the design and construction of any Road Improvement under generally accepted accounting principles; and including reimbursement to the County for any funds advanced for Road Improvements, program development costs, and interest on any interfund or intrafund loan for such purposes.

"Road Improvement Project Cost" means (A) the Road Improvement Capital Cost, (B) the Transaction Cost associated with the Obligations attributable to the Road Improvements, (C) interest accruing on such Obligations for such period of time as the County deems appropriate, (D) the debt service reserve fund or account, if any, established for the Obligations attributable to the Road Improvements, and (E) any other costs or expenses related thereto.

"Road Maintenance Assessment" means a special assessment imposed by the County pursuant to the Ordinance to fund the Grading and Maintenance Cost.

"Road Maintenance MSBU" means the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit described in Section 2.01 hereof.

"Statutory Discount Amount" means the amount computed for each Tax Parcel pursuant to Section 4.02(H) hereof.

"Tax Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Transaction Cost" means the costs, fees and expenses incurred by the County in connection with the issuance and sale of any series of Obligations, including but not limited to (A) rating agency and other financing fees; (B) the fees and disbursements of bond counsel; (C) the underwriters' discount; (D) the fees and disbursements of the County's financial advisor; (E) the costs of preparing and printing the Obligations, the preliminary official statement, the final official statement, and all other documentation supporting issuance of the Obligations; (F) the fees payable in respect of any municipal bond insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; and (H) any other costs of a similar nature incurred in connection with issuance of such Obligations.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 1.03. FINDINGS. It is hereby ascertained, determined and declared that: (A) The Ordinance authorizes the construction of Road Improvements deemed necessary to provide efficient and cost effective Grading and Maintenance Service. The Board has determined that the Road Improvements described herein are necessary for such purposes. Such Road Improvements include initial capital improvement activities such as road sub-base stabilization, culvert replacement and installation, and appurtenant ditch clearing.

(B) The Board has enacted the Ordinance to authorize the creation of municipal

service benefit units to encompass areas in which Grading and Maintenance Services are necessary to provide access for Essential Services. The property owners located within the proposed Rusty Anchor/Wendover Road Maintenance MSBU submitted a Petition in August 2001 and, both roads taken together, reached a 62% majority. Adjoining property owners have also indicated that the road lacks adequate access for Essential Services and requires the Grading and Maintenance Service. Such Grading and Maintenance Services periodically requires additional sub-base materials and periodic grading and appurtenant right-of-way drainage maintenance.

(C) The proposed Rusty Anchor/Wendover Road Maintenance MSBU has been identified by the Board pursuant to Section 2.02 of the Ordinance. Based upon the adjoining property owner and the Public Works Director's reports, the Board has determined that creation of the Rusty Anchor/Wendover Road Maintenance MSBU may be the best method of restoring adequate ingress and egress for property owners, Residents, Visitors and the provision of Essential Services

(D) The Road Assessments described in this Resolution will provide the minimum level of Grading and Maintenance Service, and related Road Improvements, to establish and preserve adequate ingress and egress for the provision of Essential Services. The use and enjoyment of property located within the Road Maintenance MSBU will be enhanced by the provision of Grading and Maintenance Service and construction of the Road Improvements.

(E) The Road Assessments will only be imposed after the affected owners are provided a thirty day period within which to voluntarily cause any identified private road to be sufficiently repaired and graded so as to safely, conveniently, and efficiently allow for the provision of Essential Services. Failure of voluntary compliance within such period constitutes a necessary public purpose for the Board to impose the Road Assessments in order to safely and efficiently provide access for the delivery of Essential Services to the benefited lands and their affected owners, residents, and invitees.

(F) The Road Assessments to be imposed in accordance with this Resolution provide an equitable method of funding the Grading and Maintenance Service, and related Road Improvements, by fairly and reasonably allocating the cost to specially benefited property, based upon the number of Residential Units attributable to each parcel or classification of property in the manner hereinafter described. Ordinance 96-53 requires that Road Assessments be computed in a manner that fairly and reasonably apportions these costs among properties included within the MSBU based upon objectively determinable assessment units. Residential units have been used as the basis for apportionment since it is the best way to objectively determine trip generation. The text "*Trip Generation*", *Sixth Edition*, by the Institute of Traffic Engineers supports this assertion since they employ an identical "dwelling unit method" to calculate road usage for a variety of transportation purposes such as Road Way Design, Concurrency and Traffic Safety. Page 262 states "*The number of dwelling units is generally used as the independent variable of choice because it is readily available, easy to project and has a high correlation with average weekday trip ends*" (*Trip Generation, Sixth Edition, 1997*).

Therefore apportioning costs on the basis of residential units provides a fair and equitable way of correlating Project Costs with the special benefits accruing to property owners included in the Rusty Anchor/Wendover MSBU.

ARTICLE II

ROAD ASSESSMENTS

SECTION 2.01 DESCRIPTION OF ROAD MAINTENANCE MSBU. The proposed Rusty Anchor/Wendover Road Maintenance MSBU is located within the boundaries of Hall's and Brown's subdivision (unrecorded), Section 40 and 41 Township 6 South, Range 27 East and shall include all Parcels of Record facing and therefore utilizing Rusty Anchor and Wendover Roads as depicted on Appendix C attached hereto. The Road Maintenance MSBU is proposed for the purpose of improving access of Essential Services by providing Grading and Maintenance Service and constructing Road Improvements necessary to provide efficient and cost effective Grading and Maintenance Service.

SECTION 2.02. IMPOSITION OF ROAD ASSESSMENTS. Road Maintenance Assessments shall be imposed for each Fiscal Year in which Grading and Maintenance Service is provided within the Road Maintenance MSBU, the amount of which shall be computed in accordance with Section 3.02 hereof. Road Improvement Assessments shall be imposed against property located within the Road Maintenance MSBU for each Fiscal Year in which Obligations remain outstanding, the amount of which shall be computed in accordance with Section 4.02 hereof. When imposed, the Road Assessment for each fiscal year shall constitute a lien upon the Tax Parcels located in the Road Maintenance MSBU, pursuant to the Ordinance.

SECTION 2.03. RESIDENTIAL UNITS.

(A) It is hereby found and determined that the use of roads for which the Grading and Maintenance Service is provided and Road Improvements are constructed is reasonably related to the number of residential dwelling units that have or can be sited or constructed on each Tax Parcel.

(B) The number of Residential Units attributable to each Tax Parcel within the Road Maintenance MSBU shall be equal to the number of Platted Lots and Parcels of Record encompassed by such Tax Parcel; provided however, that if more than one dwelling unit has been sited or constructed on a single Platted Lot or Parcel of Record, the number of Residential Units attributable to the Tax Parcel shall be increased for each additional residential dwelling unit.

SECTION 2.04. ESTIMATED COST. The current total estimated annual Grading and Maintenance Cost is \$771.00 and the current total estimated Road Improvement Capital Cost is \$39,685.17. The Grading and Maintenance Cost will be funded through the imposition of annual Road Maintenance Assessments against property located in the Road Maintenance MSBU in the manner set forth in Article III hereof. The Road Improvement Project Cost will be funded through the imposition of Road Improvement Assessments against property located in the Road Maintenance MSBU in the manner set forth in Article IV hereof.

SECTION 2.05. ROAD ASSESSMENT ROLL. The Director of Public Works is hereby directed to prepare final estimates of the Grading and Maintenance Cost and the Road Improvement Capital Cost and to prepare the preliminary Road Assessment Roll in the manner provided in the Ordinance. The Director of Public Works shall apportion the Grading and Maintenance Cost and the Road Improvement Project Cost among the Tax Parcels within the Road Maintenance MSBU as reflected on the Tax Roll in the manner described herein. The estimates of Grading and Maintenance Cost and the Road Improvement Capital Cost shall be maintained on file in the offices of the Real Estate Division and open to public inspection. The foregoing shall not be construed to require that the Road Assessment Roll be in printed form if the amount of the Road Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.

SECTION 2.06. PUBLIC HEARING. A public hearing will be continued by the Board at 5:30pm on March 26th, 2002 in the County Commission Auditorium of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida, to consider imposition of the Road Assessments and their collection pursuant to the Uniform Assessment Collection Act (F.S. 197.3632).

SECTION 2.07. NOTICE BY PUBLICATION. Upon completion of the materials required by Section 2.05 hereof, the Director of Public Works or his designee shall publish a notice of the public hearing authorized by Section 2.06 hereof in the manner and the time provided in Section 3.04 of the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix A.

SECTION 2.08. NOTICE BY MAIL. Upon completion of the materials required by Section 2.05 hereof, County Staff shall, at the time and in the manner specified in Section 3.05 of the Ordinance, provide first class mailed notice of the public hearing authorized by Section 2.06 hereof to each property owner proposed to be assessed at the address indicated on the Tax Roll on the thirtieth calendar day prior to the date of mailing. Such notice shall be in substantially the form attached hereto as Appendix B.

**ARTICLE III
ROAD MAINTENANCE ASSESSMENTS**

SECTION 3.01. GRADING AND MAINTENANCE SERVICE. The Grading and Maintenance Service to be provided is based upon grading the affected roads six times during the year, together with appurtenant annual ditch maintenance. Significant disruptions to these roads and/or their appurtenant drainage system shall not be considered part of the Grading and Maintenance Service and might require the imposition of an additional assessment. The annual Grading and Maintenance Service may vary due to unexpected environmental conditions.

SECTION 3.02. COMPUTATION. Road Maintenance Assessments will be imposed for each Fiscal Year in which Grading and Maintenance Service is provided within the Road Maintenance MSBU. The Road Maintenance Assessment for each Tax Parcel shall be computed by (1) dividing (a) the number of Residential Units attributable to such Tax Parcel by (b) the total number of Residential Units attributable to Tax Parcels within the Road Maintenance MSBU, and (2) multiplying the result by the estimated Grading and Maintenance Cost, including any amount previously advanced by the County for Grading and Maintenance Cost that has not been repaid from proceeds of the Grading and Maintenance Assessments.

**ARTICLE IV
ROAD IMPROVEMENT ASSESSMENTS**

SECTION 4.01. PREPAYMENT AMOUNTS.

(A) An Initial Prepayment Amount for each Tax Parcel located within the Road Maintenance MSBU shall be computed by (1) dividing (a) the number of Residential Units attributable to such Tax Parcel by (b) the total number of Residential Units attributable to Tax Parcels within the Road Maintenance MSBU, and (2) multiplying the result by the estimated Road Improvement Capital Cost.

(B) Following issuance of the Original Obligations, an Adjusted Prepayment Amount for each Tax Parcel, other than those Tax Parcels as to which the Road Improvement Assessment has been prepaid prior to issuance of the Original Obligations, shall be computed by multiplying (1) the amount computed by dividing (a) the Initial Prepayment Amount established herein for such Tax Parcel by (b) the sum of (i) the aggregate Initial Prepayment Amounts for all Tax Parcels within the Road Maintenance MSBU and (ii) the aggregate comparable prepayment amounts computed for all Tax Parcels against which a special assessment has been imposed to finance other Road Improvements funded from proceeds of the Original Obligations, in each case excluding those Tax Parcels as to which the Road Improvement Assessment has been prepaid prior to issuance of the Original-Obligations, by (2) the principal amount of the Original Obligations, The Adjusted Prepayment Amount for each Tax Parcel shall be revised annually, as provided in Section 4.02(i) hereof.

(C) Following issuance of any Refunding Obligations, a new Adjusted Prepayment Amount for each Tax Parcel, other than those Tax Parcels as to which the Road Improvement Assessment has been prepaid prior to issuance of such Refunding Obligations, shall be computed by multiplying (1) the amount computed by dividing (a) the Adjusted Prepayment Amount for such Tax Parcel by (b) the sum of (i) the aggregate Adjusted Prepayment Amounts for all Tax Parcels within the Road Maintenance MSBU and (ii) the aggregate comparable prepayment amounts computed for all Tax Parcels against which a special assessment has been imposed to finance other Road Improvements funded from proceeds of the Obligations being refunded, in each case excluding those Tax Parcels as to which the Road Improvement Assessment has been prepaid prior to issuance of such Refunding Obligations, by (2) the principal amount of such Refunding Obligations, The Adjusted Prepayment Amount for each Tax Parcel shall be revised annually, as provided in Section 4.02(I) hereof.

SECTION 4.02. COMPUTATION. Road Improvement Assessments will be imposed for each Fiscal Year in which Obligations remain outstanding. The annual Road Improvement Assessment shall be computed for each Tax Parcel in the manner set forth in this Section 4.02.

(A) **PROFORMA DEBT SERVICE.** "Proforma Debt Service" shall be computed for each Fiscal Year as follows:

(1) The Assessment Coordinator shall direct the preparation of a proforma schedule of Obligations utilizing the following assumptions:

- (a) the principal amount of the proforma Obligations is sufficient to fund the Road Improvement Project Cost, which is estimated to be **\$39,685.17**
- (b) the principal of such proforma Obligations is amortized in substantially equal annual payments over a period of **15 Fiscal Years**; and
- (c) the proforma Obligations bear interest at the rate of **6.75 percent per annum**.
- (d) should there remain an outstanding balance at the end of the amortization period in (b) above, the Board shall continue the assessment until the Obligations are satisfied.

(2) The debt service for each Fiscal Year set forth in the proforma schedule of Obligations, excluding interest to be funded from proceeds of the Obligations, shall constitute the "Proforma Debt Service" for such Fiscal Year; provided however, that at the Board's option any principal or interest scheduled for payment between October 1 and November 1 (both dates inclusive) may be deemed payable in the immediate prior Fiscal Year.

(B) DEBT SERVICE AMOUNT. A "Debt Service Amount" for each Fiscal Year shall be the sum of (1) the Proforma Debt Service and (2) the amount of any credit or liquidity enhancement facility fees, administrative fees or remarketing fees for such Obligations.

(C) PREPAYMENT MODIFICATION FACTOR. A "Prepayment Modification Factor" shall be computed for each Fiscal Year by dividing (1) the amount computed by subtracting (a) the sum of the Adjusted Prepayment Amounts, as of the date on which the Obligations are issued by the County, for all Tax Parcels as to which prepayment has been made following issuance of the Obligations, from (b) the total principal amount of Obligations initially issued by the County, by (2) the total principal amount of obligations initially issued by the County.

(D) MODIFIED DEBT SERVICE AMOUNT. A "Modified Debt Service Amount" shall be computed for each Fiscal Year by multiplying (1) the Debt Service Amount by (2) the Prepayment Modification Factor; provided however, that if for any Fiscal Year the "Modified Debt Service Amount" exceeds the principal amount of Obligations then outstanding plus interest thereon at rates one full percentage point in excess of the actual rates, the Modified Debt Service Amount shall be reduced to eliminate such excess.

(E) DEBT SERVICE FACTOR. A "Debt Service Factor" shall be computed for each Fiscal Year by dividing (1) the Modified Debt Service Amount by (2) the aggregate Adjusted Prepayment Amount.

(F) ANNUAL DEBT SERVICE COMPONENT. The "Annual Debt Service Component" shall be computed for each Fiscal Year for each Tax Parcel by multiplying (1) the Adjusted Prepayment Amount for such Tax Parcel by (2) the annual Debt Service Factor.

(G) COLLECTION COST COMPONENT. The "Collection Cost Component" shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Adjusted Prepayment Amount for such Tax Parcel by (b) the sum of the aggregate Adjusted Prepayment Amount, and (2) multiplying the result by the Collection Cost.

(H) STATUTORY DISCOUNT AMOUNT. The "Statutory Discount Amount" shall be computed for each Tax Parcel as the amount by which Section 129.01(2)(b), Florida Statutes, requires the County to discount reasonably anticipated receipts in connection with preparation of its annual budget, such amount to be calculated by deducting (1) the sum of (a) the Annual Debt Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Debt Service Component and (ii) the Collection Cost Component, by (b) 0.95

(I) ROAD IMPROVEMENT ASSESSMENT. The annual Road Improvement Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Debt Service Component, (2) the Collection Cost Component and (3) the Statutory Discount Amount.

(J) REVISION OF ADJUSTED PREPAYMENT AMOUNT. "Upon issuance of the ad valorem tax bill for each Fiscal Year, the Adjusted Prepayment Amount for each Tax Parcel shall be recomputed by deducting (1) the amount computed by (a) dividing (i) the principal component of the Debt Service Amount utilized to compute the Debt Service Component for the Road Assessment Roll by (ii) the total Debt Service Amount utilized to compute the Debt Service Component for the Road Assessment Roll and (b) multiplying the result by the Annual Debt Service Component included on the Road Assessment Roll for the Tax Parcel, from (2) the Adjusted Prepayment Amount utilized to compute the annual Road Improvement Assessment included' on the Road Assessment Roll for such Tax Parcel.

(K) APPLICATION OF ASSESSMENT PROCEEDS. Proceeds from the annual Road Improvement Assessments received during each Fiscal Year shall be applied by the County as follows: (A) payment of the Collection Cost, (B) payment of any credit or liquidity enhancement facility fees, administrative fees or remarketing fees attributable to the Obligations, (C) payment or prepayment of any principal and interest becoming due on the Obligations during such Fiscal Year; and (D) prepayment of principal on the Obligations becoming due in any future Fiscal Year.

SECTION 4.03. INITIAL PREPAYMENT OPTION.

Upon completion of the Road Improvements, the Director of Public Works shall determine the actual Road Improvement Capital Cost and provide first class mailed

notice to the owner of each Tax Parcel subject to the Road Improvement Assessment of the Board's intent to issue Obligations to finance the Road Improvement Project Cost. On or prior to the date specified in such notice (which shall not be earlier than the twentieth day following the date on which the notice is delivered to the possession of the U.S. Postal Service), or such later date as the Board may allow in its sole discretion, the owner of each Tax Parcel subject to the Road Improvement Assessment shall be entitled to tender the Initial Prepayment Amount to the County and prepay all future annual Road Improvement Assessments.

SECTION 4.04. ADDITIONAL PREPAYMENT OPTION.

(A) Following the date specified in the notice provided pursuant to Section 4.03 hereof, or such later date as the Board may allow in its sole discretion, the owner of each Tax Parcel subject to the Road Assessments shall be entitled to prepay all future unpaid annual Road Improvement Assessments upon payment of an amount equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, computed at a rate one full percentage point in excess of the rate on the Obligations, from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the County can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations

(B) During any period commencing on the date the annual Road Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Road Improvement Assessments for the Tax Parcel by the amount of the Road Improvement Assessment that has been certified for collection with respect to such Tax Parcel.

(C) The amount of all prepayments made pursuant to this Section 4.04 shall be final. The County shall not be required to refund any portion of a prepayment if annual Road Improvement Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 4.05. MANDATORY PREPAYMENT.

(A) If at any time a tax certificate has been issued and remains outstanding in respect of any Tax Parcel subject to the Road Improvement Assessment, the owner shall prepay all future unpaid annual Road Improvement Assessments for such Tax Parcel if the County, at its sole option, elects to accelerate the Road Improvement Assessment. The amount required to prepay the future unpaid annual Road Improvement Assessments will be equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, computed at a rate one full percentage point in excess of the rate on the Obligations, from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the County can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations.

(B) During any period commencing on the date the annual Road Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Road Improvement Assessments for the Tax Parcel by the amount of the Road Improvement Assessment that has been certified for collection with respect to such Tax Parcel.

(C) The amount of all prepayments made pursuant to this Section 4.05 shall be final. The County shall not be required to refund any portion of a prepayment if annual Road Improvement Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 4.06. REALLOCATION UPON FUTURE SUBDIVISION.

(A) Upon subdivision of any Tax Parcel located within the Road Maintenance MSBU that is subject to the Road Improvement Assessment, and compliance with the conditions set forth below, the Initial Prepayment Amount for such Tax Parcel (or, if the Obligations have been issued, the Adjusted Prepayment Amount for such Tax Parcel) shall be reallocated among the subdivided parcels.

(B) In order to have the Initial Prepayment Amount for such Tax Parcel (or, if the Obligations have been issued, the Adjusted Prepayment Amount for such Tax Parcel) reallocated in connection with any such subdivision, the owner shall be required to apply to the County and comply with each of the following conditions:

(1) a recorded plat, approved site plan or comparable document must be provided to the County sufficient in detail to describe adequately the location of the Tax Parcel and the individual parcels in the proposed subdivision;

(2) the Property Appraiser must have assigned distinct ad valorem property tax identification numbers to each individual subdivided parcel or committed in writing to assign such numbers prior to the next ensuing August 1 or any later date approved by the County that will not prevent timely certification of the Assessment Roll in accordance with the Uniform Assessment Collection Act;

(3) at the expense of the property owner, an appraisal must be provided by a County-approved "certified general appraiser," as defined in Section 475.611 (g), Florida Statutes, which indicates the fair market value of the Tax Parcel prior to the subdivision and the fair market value of each individual subdivided parcel; in determining the fair market value of the individual subdivided parcels, the appraiser may take into consideration any infrastructure improvements that are then under construction if funds sufficient for their completion are secured to the satisfaction of the County Attorney;

(4) a proposed reallocation of the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) to each individual

parcel must be provided to the County; provided however, that no portion of the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) may be reallocated to property proposed for dedication to the public or to common use of the subdivided parcels;

(5) the fair market value of each separate parcel after the subdivision must be either (i) at least five times the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) reallocated thereto, or (ii) bear no less a ratio to the reallocated Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) than the entire parcel did to the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) prior to such subdivision; and

(6) the property owner shall pay an assessment reallocation fee to the County for each individual parcel resulting from the subdivision, in an amount to be established by resolution of the Board of County Commissioners

(C) If the owner of any Tax Parcel subject to the Assessment subdivides such Tax Parcel and fails to comply with the foregoing conditions, the County shall reallocate the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) among the subdivided parcels, based upon the land value, without improvements, assessed to each subdivided parcel by the Property Appraiser. In such event, the County may obtain an appraisal of the subdivided parcels within one year, at its sole discretion, and reallocate the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) based upon the land value, without improvements, reflected in the appraisal. If an appraisal is obtained, the cost of the appraisal will be allocated among the subdivided parcels on the basis of the value reflected therein and added to the Collection Cost Component of the Assessment for each subdivided parcel in the Fiscal Year following receipt of the appraisal. It is hereby found and determined that the foregoing method of reallocating the Initial Prepayment Amount (or, if the Obligations have been issued, the Adjusted Prepayment Amount) among subdivided parcels is fair and reasonable, taking into consideration the opportunity for reallocation available to the owner and the requirement to provide adequate security for the Obligations.

(D) Notwithstanding the foregoing, the subdivision of a Tax Parcel shall not be required to comply with the provisions of this Section 4.06 if each of the subdivided parcels consists of one or more complete Platted Lots.

**ARTICLE V
GENERAL PROVISIONS**

SECTION 5.01. METHOD OF COLLECTION.

(A) Road Assessments for the Fiscal Year ending September 30, 2002 may, if necessary, be collected under the alternative method of collection provided in Section 4.02 of the Ordinance. Otherwise, the Road Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

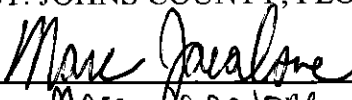
(B) Any payment delinquency, delinquency fees and recording costs relating to any Road Assessments for any Fiscal Year ending September 30, shall be collected with the Road Assessments for the following Fiscal Year ending September 30. If such delinquent amounts are to be collected with respect to any Tax Parcel, (1) notice of the aggregate amount shall be provided to the owner of such Tax Parcel, and (2) any lien on the Tax Parcel for such additional amount shall be supplanted upon certification of the Road Assessment Roll to the Tax Collector.

SECTION 5.02. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 5.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

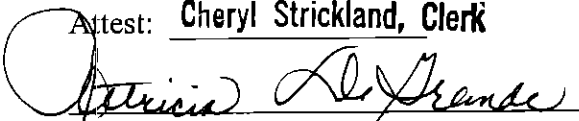
DULY ADOPTED this 26th day of March, 2002

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA



Marc Giacalone, Chairman

Attest: Cheryl Strickland, Clerk



DEPUTY CLERK

RENDITION DATE 4-5-02

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a

NOTICE OF HEARING

In the matter of **NON AD VALOREN ASSESMENTS**

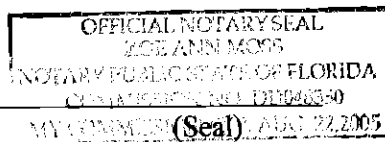
IMPOSE AND PROVIDE FOR COLLECTION

in the Court, was published in said newspaper in the issues of
FEBRUARY 5, 2002

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 5TH day of **FEBRUARY** 2002
by Zoe Ann Moss who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will conduct a public hearing to consider creation of the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit, as shown above, and to impose special assessments against certain parcels of property located therein. The hearing will be held at March 5, 2002, at 5:30 pm in the County Commission Auditorium of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead at (904) 823-2505 at least seven days prior to the date of the hearing.

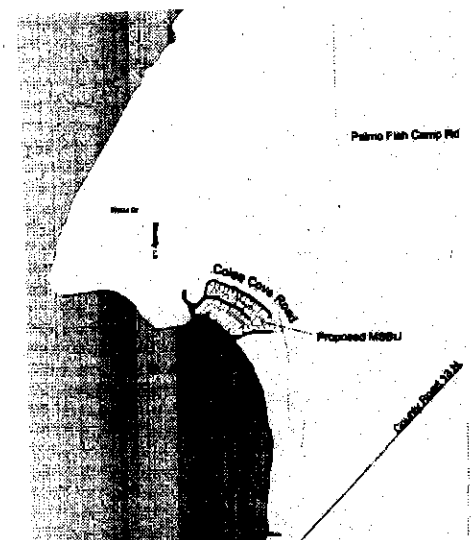
All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice. Any person wishing to appeal any decision of the Board of County Commissioners with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

The assessments have been proposed to fund road grading and maintenance services and road improvements necessary to provide this service in an efficient and cost effective manner. Assessments will not be imposed if the roads within the Road Maintenance MSBU are repaired and graded within 30 days of the postage date of this letter, in a manner that permits the safe, convenient, and efficient provision of Essential Services. The assessment for each parcel of property will be based upon the number of residential units attributable to such parcel. (For the purposes of the assessment one assessment unit is equal to one vacant unit or residential unit sited or constructed upon a property.) A more specific description is set forth in the Initial Road Assessment Resolution. Copies of the Initial Road Assessment Resolution, the plans and specifications for the road improvements, and the preliminary assessment roll are available for inspection at the offices of the Real Estate Division, located at 4020 Lewis Speedway, St. Augustine, Florida.

Annual assessments to fund the road improvements will be payable for a period of 15 years. The first annual assessments may be billed separately by the County. Thereafter, annual assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title. Future annual assessments to fund road improvements may be prepaid at the option of the property owner.

If you have any questions, please contact Joe Stephenson, the Public Works Director at (904) 823-2660

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Yvonne King, Deputy Clerk
L257-2 Feb 5, 2002



To Be Published _____

[MAP OF ROAD MAINTENANCE MSBU ATTACHED]

**NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will conduct a public hearing to consider creation of the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit, as shown above, and to impose special assessments against certain parcels of property located therein. The hearing will be held at March 5, 2002, at 5:30 pm in the County Commission Auditorium of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead at (904) 823-2505 at least seven days prior to the date of the hearing. All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice. Any person wishing to appeal any decision of the Board of County Commissioners with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

The assessments have been proposed to fund road grading and maintenance services and road improvements necessary to provide this service in an efficient and cost effective manner. Assessments will not be imposed if the roads within the Road Maintenance MSBU are repaired and graded within 30 days of the postage date of this letter, in a manner that permits the safe, convenient, and efficient provision of Essential Services. The assessment for each parcel of property will be based upon the number of residential units attributable to such parcel. (For the purposes of the assessment one assessment unit is equal to one vacant unit or residential unit sited or constructed upon a property) A more specific description is set forth in the Initial Road Assessment Resolution. Copies of the Initial Road Assessment Resolution, the plans and specifications for the road improvements, and the preliminary assessment roll are available for inspection at the offices of the Real Estate Division, located at 4020 Lewis Speedway, St. Augustine, Florida.

Annual assessments to fund the road improvements will be payable for a period of 15 years. The first annual assessments may be billed separately by the County. Thereafter, annual assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title. Future annual assessments to fund road improvements may be prepaid at the option of the

property owner.

If you have any questions, please contact Joe Stephenson, the Public Works Director at (904)823-2660

ST. JOHNS COUNTY, FLORIDA

APPENDIX B

Form of Notice to be Mailed

* * * THIS IS NOT A BILL * * * * *

ST. JOHNS COUNTY, FLORIDA

NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS
IN THE RUSTY ANCHOR/WENDOVER ROAD MAINTENANCE
MUNICIPAL SERVICE BENEFIT UNIT

TAX PARCEL NO: NOTICE DATE:
OWNER:

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will conduct a public hearing to consider creation of the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit and to impose special assessments against certain parcels of property located therein, including the Tax Parcel identified above. The hearing will be held at 5:30pm on March 5th 2002, in the County Commission Chambers of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead at (904) 823-2501 at least seven days prior to the date of the hearing. All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice. Any person wishing to appeal any decision of the Board of County Commissioners with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

The assessments have been proposed to fund road grading and maintenance services and road improvements necessary to provide this service in an efficient and cost effective manner. Assessments will not be imposed if the roads within the Road Maintenance MSBU are repaired and graded within 30 days of the postage date in a manner that permits the safe, convenient, and efficient provision of Essential Services. The assessment for each parcel of property will be based upon the number of residential units attributable to such parcel. (For the purposes of the assessment, a residential unit includes unimproved property upon which a residential dwelling unit is constructed.) A more specific description is set forth in the Initial Road Assessment Resolution. Copies of the Initial Road Assessment Resolution, the plans and specifications for the road improvements, and the preliminary assessment roll are available for inspection at the offices of the Real Estate Division, located at 4020 Lewis Speedway, St. Augustine, Florida.

Annual assessments to fund the road improvements will be payable for a period of 15 years. The first annual assessments may be billed separately by the County. Thereafter, annual assessments will be collected on the ad valorem tax bill, as authorized

by Section 197.3632, Florida Statutes. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title. Future annual assessments to fund road improvements may be prepaid at the option of the property owner.

The following information relates to the Tax Parcel shown above:

Number of residential units	1
Annual installment payment	\$ 94.78
Annual grading charge	\$ 15.72

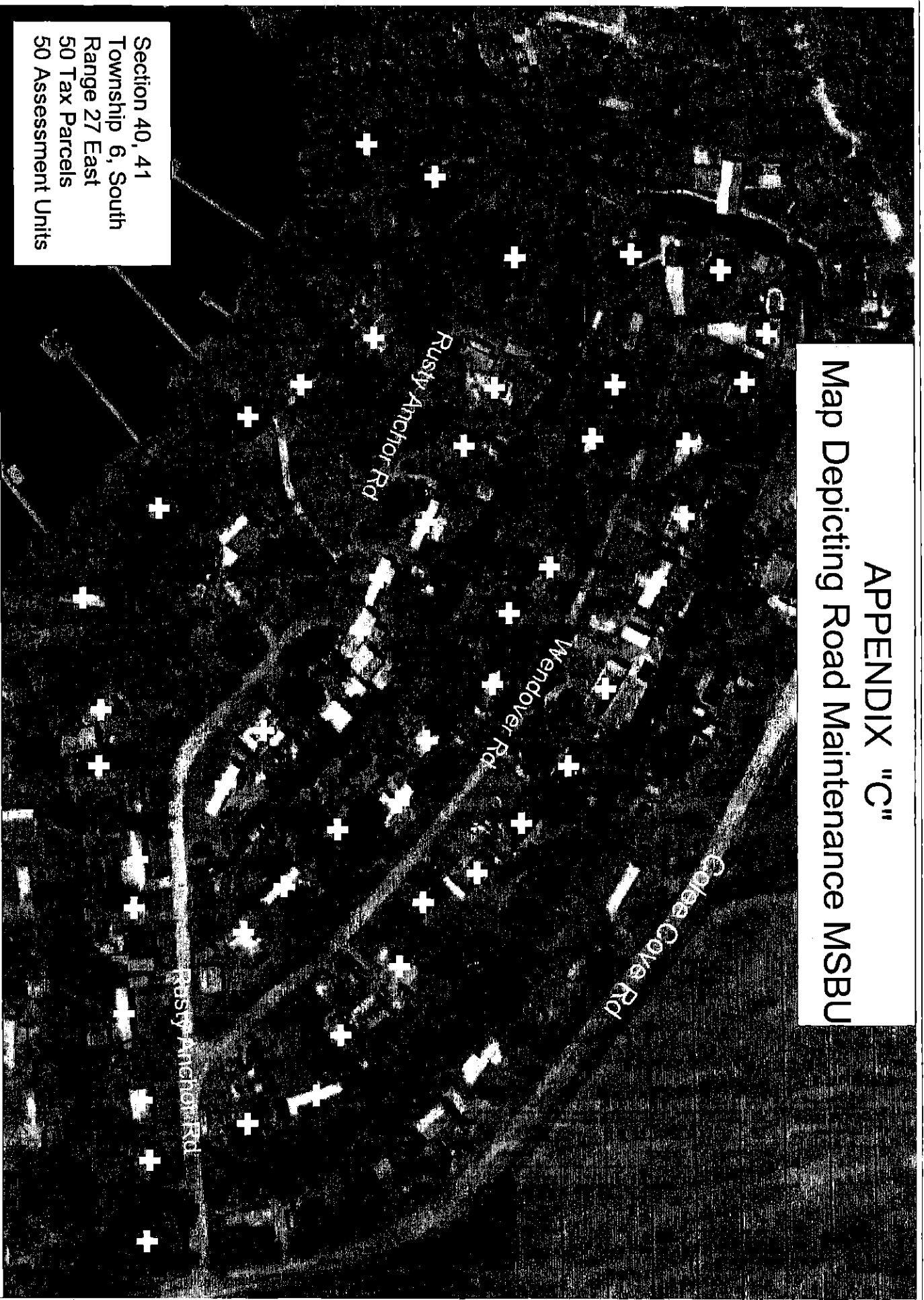
To pre-pay the capital assessment amount:

Assessment Total (prepay amount)	\$ 820.24
----------------------------------	-----------

If you have any questions, please contact the Joe Stephenson, Public Works Director at 904-823-2660.

*** THIS IS NOT A BILL *** **

APPENDIX "C" Map Depicting Road Maintenance MSBU



Section 40, 41
Township 6, South
Range 27 East
50 Tax Parcels
50 Assessment Units



Rusty Anchor and Wendover Roads
Grading and Maintenance MSBU



RUSTY ANCHOR/WENDOVER ROAD MAINTENANCE

MUNICIPAL SERVICE BENEFIT UNIT



INITIAL ROAD ASSESSMENT REPORT

Rusty Anchor/Wendover Municipal Service Benefit Unit

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Property Benefited by MSBU: Location, Assessment Unit Map pages 5 & 6

Necessary Road Improvementspage 7

Estimated Budget and Assessment Figurespage 9

Assessment Unit Justificationpage 11

Rusty Anchor/Wendover Municipal Service Benefit Unit

EXECUTIVE SUMMARY:

The following summarizes the effort to create a Municipal Service Benefit Unit (MSBU) in order to improve and maintain Rusty Anchor and Wendover roads. These roads, located on the west side of St. Johns County off Colee Cove road are in Sections 40 and 41, Township 6 Range 27 East and include 50 Tax parcels. This MSBU is being created under Ordinance 96-53, which provides for the creation of a MSBU to fund the cost of road improvement and the maintenance necessary to insure adequate ingress and egress of essential services. Notice requirements both published and mailed have been met. Property owners have been informed of the number of assessment units attributed to their property, the annual capital improvement installment payment, the annual grading charge, and an initial prepay amount for the capital improvement.

The effort to improve Rusty Anchor and Wendover Roads has its genesis in property owner desire for improvement of these roads. This began in April 2001 through an E-mail received by the County from resident Tim Davis. Later the next month preliminary contact between the County and Tim Davis results in the designation of two spokespersons: Tim Davis representing Wendover road and Rodney Lay representing Rusty Anchor road. In August 2001 the County received the initial petition from Mr. Lay indicating property owner support for a MSBU of this type. That petition indicated 62% property owner support for the effort.

In September cost estimates were requested and received and work began on the Initial Road Assessment Resolution. Shortly thereafter essential service providers servicing these roads were asked for an evaluation with regard to the provision of their particular essential service. There are three letters on file indicating varying degrees of dissatisfaction with these road's current condition. During this time the Initial Road Assessment Resolution was reviewed by the legal department. On January 14th a meeting of affected property owners was held. This meeting, led by Joe Stephenson, went well, informing attendees of the progress of the proposed MSBU effort. By meetings end most attendees appeared to be in favor of the project as described.

Project cost estimates are divided into two parts: capital improvement and ongoing maintenance. The direct cost of road construction for both Rusty Anchor and Wendover has been estimated at \$10,888.90 and \$13,286.90 respectively. Adding indirect costs associated with the imposition and collection of the assessment results in a total estimated Capital Improvement Cost of **\$39,685.17** with an amortization period of **15 years** at **6.75%**. Currently there **50 tax parcels** included in the MSBU. However this figure can change with

addition and subtraction of property within the Benefit Area. These assumptions produce a single capital improvement assessment charge of **\$91.25** (15years @7.5%). A property owner can elect to pre-pay the assessment in full, up front for **\$793.70**. The estimated annual road maintenance cost for both roads is **\$771.00**. This includes six grading per year. Apportioning this estimate across 50 assessment units yields **\$16.40** as a single assessment charge. This figure provides only for routine maintenance of Rusty Anchor and Wendover roads.

Current law requires that one assessment charge be attributed to every tax parcel provided a residential dwelling unit is or can be sited or constructed. Furthermore, each additional residential unit (on a single tax parcel) is required to pay an additional assessment charge. (Ord. 96-53). This is so because apportionment of costs occurs on the basis of residential units. Currently, all parcels within the proposed MSBU area are attributed with one assessment unit. However, this may change with the recognition of additional dwelling units on individual properties.

Taken together property owners would be asked to pay **\$107.65 annually** for both road improvement and maintenance (based on 1 assessment unit per parcel). The capital improvement portion (\$91.25) would be retired in 15 years and the road maintenance portion would continue as long as the County provided this service. It should be noted however that these are initial estimates. Final estimates will be provided as the Project approaches the Construction phase.

Rusty Anchor/Wendover Municipal Service Benefit Unit

Schedule of Critical Events:

- Initial ContactApril, 2001**

- Property Owner PetitionAugust, 2001**

- Property Owner MeetingNovember 14th, 2001**

- Initial Public Hearing March 5th, 2002**

- Continued Initial Public Hearing.....March 26th, 2002**

- Adoption of Final Road Assessment ResolutionTBA**

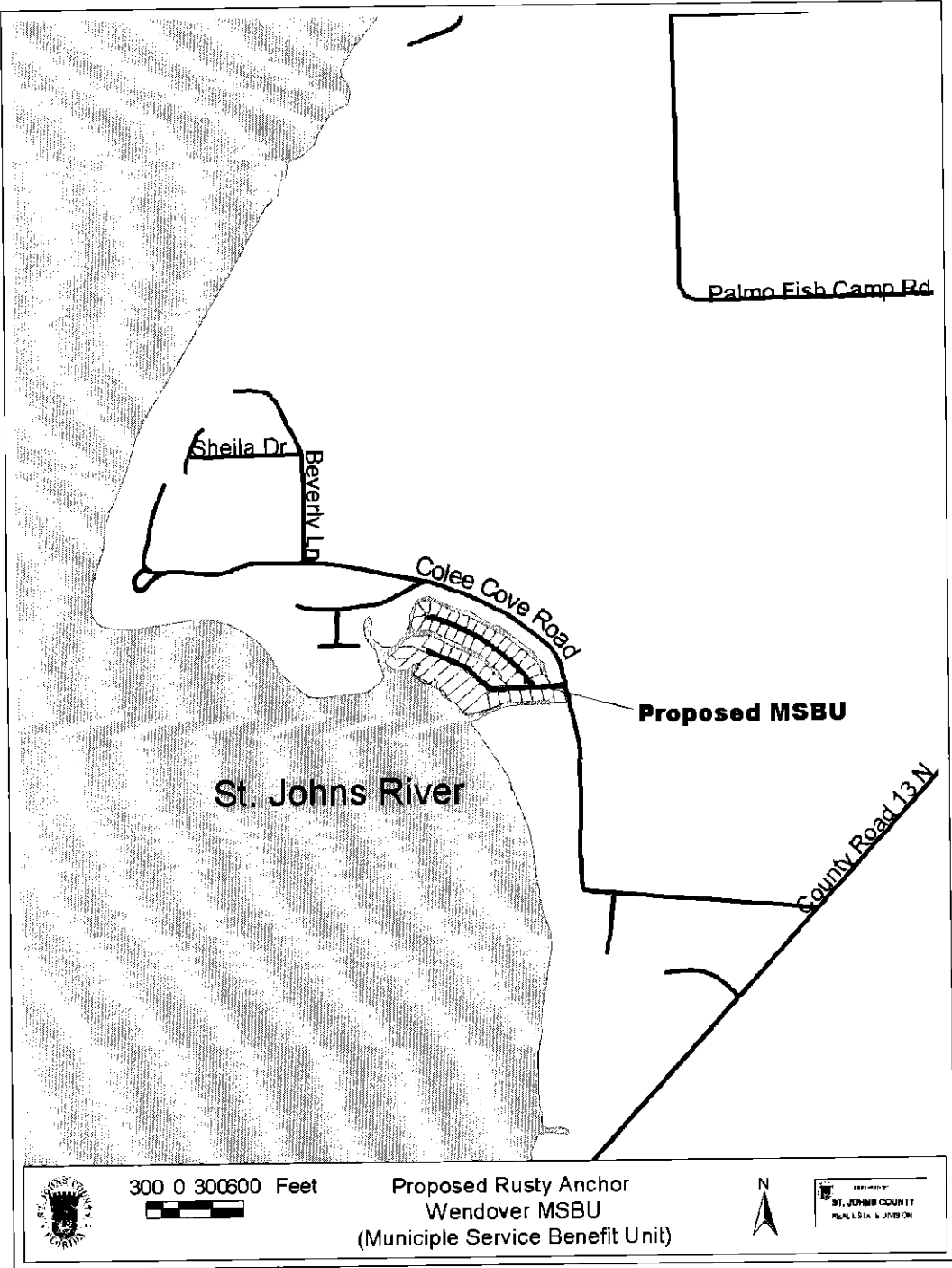
- ConstructionTBA**

- First Assessment Collection November, 2002**

- Annual Assessment Collection Annual Tax Bill
(CIP-15 year term, Grading-ongoing))**

Rusty Anchor/Wendover Municipal Service Benefit Unit

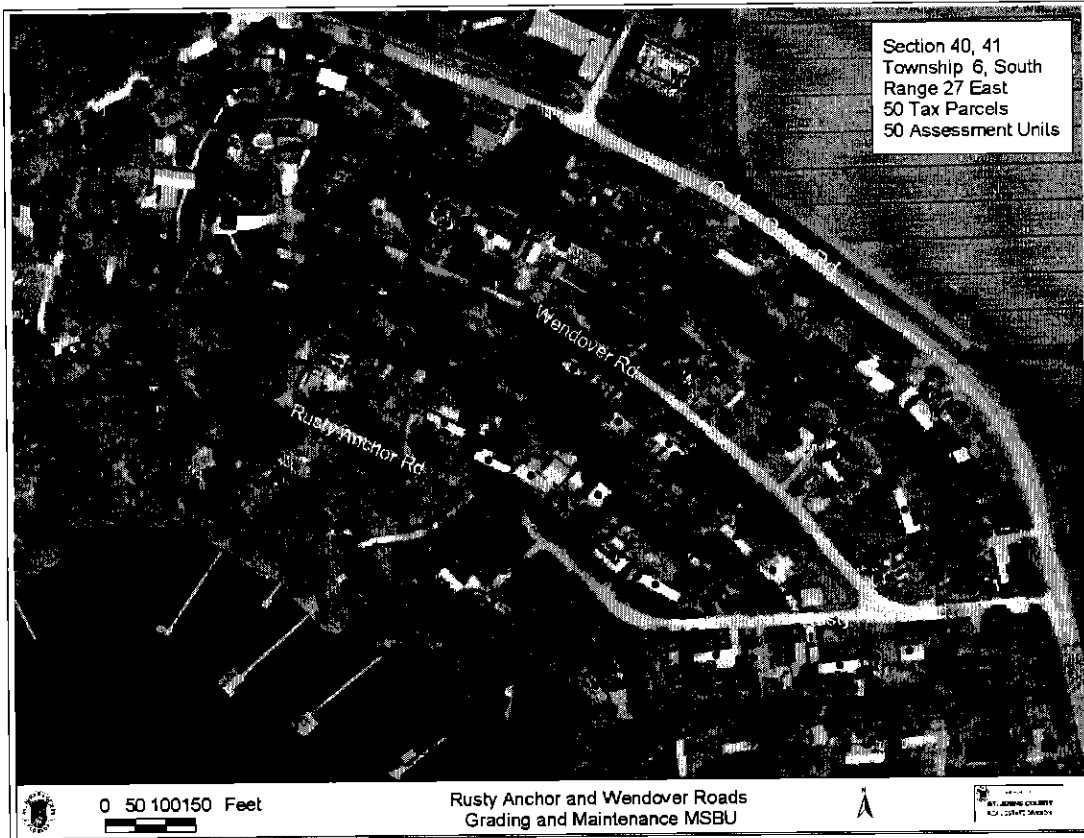
Location Map:



Rusty Anchor/Wendover Municipal Service Benefit Unit

Assessment Units Map:

50 Assessment Units Total (49 Residential Dwelling Units, 1 vacant parcel)



Rusty Anchor/Wendover Municipal Service Benefit Unit

Necessary Road Improvements:

Rusty Anchor Road Improvement Description

On Rusty Anchor Road St. Johns County Road and Bridge crews will be using a motor grader and dump trucks to haul in stabilization material to reconstruct the roadway of approximately 1,250 long by 20' wide and 5" deep. The stabilization materials will consist of a lime rock mixture of imported and on-site materials. These materials will be mixed, leveled and graded to proper thickness and elevation to construct a hard uniform driving surface. Minor shoulder work will be done so that rain water will drain off roadway surface. St. Johns County Road and Bridge Department will maintain this stabilized roadway under the M.S.B. U. maintenance assessment.

Direct Cost Estimate

RUSTY ANCHOR ROAD 1,250 FT x 20 FT

LABOR

Personnel	Hrly Cost	# Hours	Total
Hvy Equip. Oper.	\$15.46	20	\$ 309.20
Motor Veh. Oper.	\$11.96	90	<u>\$1,076.40</u>
	TOTAL		\$1,385.60

EQUIPMENT

Type	Hrly Cost	# Hours	Total
Grader	\$48.75	20	\$ 975.00
Trucks	\$27.76	90	<u>\$2,498.40</u>
	TOTAL		\$3,473.40

MATERIALS

Type	Amount	Price Ea	Total
Limerock	640 tons	\$10.50/ton	\$6,720.00
Fill	20 Loads	\$25.00/load	<u>\$ 500.00</u>
	TOTAL		\$7,220.00

SUBTOTAL \$12,079.00

\$12,079.00 x 1.10 CONTINGENCY \$13,286.90
TOTAL COST FOR RUSTY ANCHOR RD \$13,286.90

Wendover Road Improvement Description

On Rusty Anchor Road St. Johns County Road and Bridge crews will be using a motor grader and dump trucks to haul in stabilization material to reconstruct the roadway of approximately 1,056 long by 20' wide and 5" deep. The stabilization materials will consist of a lime rock mixture of imported and on-site materials. These materials will be mixed, leveled and graded to proper thickness and elevation to construct a hard uniform driving surface. Minor shoulder work will be done so that rain water will drain off roadway surface. St. Johns County Road and Bridge Department will maintain this stabilized roadway under the M.S.B. U. maintenance assessment.

Direct Cost Estimate

WENDOVER ROAD 1,056 FT x 20 FT

LABOR

Personnel	Hrly Cost	# Hours	Total
Hvy Equip. Oper.	\$15.46	20	\$ 309.20
Motor Veh. Oper.	\$11.91	90	<u>\$1,076.40</u>
	TOTAL		\$1,385.60

EQUIPMENT

Type	Hrly Cost	# Hours	Total
Grader	\$48.75	20	\$ 975.00
Trucks	\$27.76	90	<u>\$2,498.40</u>
	TOTAL		\$3,473.40

MATERIALS

Type	Amount	Price Ea	Total
Limerock	480 tons	\$10.50/ton	\$5,040.00
	TOTAL		\$5,040.00

	SUBTOTAL	\$ 9,899.00
	\$9,899.00 X 1.10 CONTINGENCY	\$10,888.90
	TOTAL COST FOR WENDOVER ROAD	\$10,888.90

Rusty Anchor/Wendover Municipal Service Benefit Unit

Estimated Budget and Assessment Figures:

*MSBU Payment Calculation:
Road Improvement Project Cost*

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners
MSBU Payment Calculation for Rusty Anchor/Wendover Road

MORTGAGE INFORMATION:

Number of assessed units	50
Interest rate	6.75%
Term	15
Principal	39,685.17

DIRECT COST ESTIMATE:

Wendover Road Construction	10,888.90
Rusty Anchor Road Construction	<u>13,286.90</u>
Subtotal:	24,175.80

INDIRECT COST ESTIMATE:

Administrative & legal expenditures	12,500.00
Advertising & postage	500.00
Capitalized cost (1-year)	<u>2,509.37</u>
Subtotal:	<u>15,509.37</u>
Total:	<u><u>39,685.17</u></u>

ANNUAL ASSESSMENT CALCULATION:

Annual mortgage payment:	\$85.77
Tax collector adjustment:	<u>5.48</u>
Annual non-advallorem assessment:	<u><u>\$91.25</u></u>

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners
Rusty Anchor/Wendover
MSBU Payment Calculation for Road Maintenance Assessment

MORTGAGE INFORMATION:

Number of assessed units	50
Interest rate	0.00%
Term	1
Principal	771.00

DIRECT COST ESTIMATE:

Rusty Anchor	<u>771.00</u>
Subtotal:	771.00

INDIRECT COST ESTIMATE:

Administrative & legal expenditures	0.00
Advertizing & postage	0.00
Capitalized cost (1-year)	<u>0.00</u>
Subtotal:	<u>0.00</u>
Total:	<u><u>771.00</u></u>

ANNUAL ASSESSMENT CALCULATION:

Annual mortgage payment:	\$15.42
Tax collector adjustment:	<u>0.98</u>
Annual non-advalorem assessment:	<u><u>\$16.40</u></u>

Rusty Anchor/Wendover Municipal Service Benefit Unit

Assessment Unit Justification:

The Road Assessments to be imposed in accordance with this Resolution provide an equitable method of funding the Grading and Maintenance Service, and related Road Improvements, by fairly and reasonably allocating the cost to specially benefited property, based upon the number of Residential Units attributable to each parcel or classification of property. Current law requires that Road Assessments be computed in a manner that ... *“fairly and reasonably apportions these costs among properties included within the MSBU based upon objectively determinable assessment units”*. The Rusty Anchor/Wendover MSBU employs “residential units” as the basis of assessment, since, as the following example illustrates, it is the best way to objectively determine trip generation. In this way “residential units” apportions costs throughout the MSBU on the basis of trip generation or, in other words, road usage.

The Initial Road Assessment Resolution defines a “residential unit” as any residential dwelling unit that has or can be sited or constructed on a Tax Parcel. The document goes on to indicate that the... *“Number of Residential Units attributed to each Tax Parcel within the Road Maintenance MSBU shall be equal to the number of Platted Lots or Parcels of Record encompassed by such Tax parcel, provided that if more than one dwelling unit has been sited or constructed on a single Platted Lot of Parcel of Record, the number of Residential Units attributable to the Tax Parcel shall be increased for each additional residential dwelling unit”* Article II, Section 2.03 (B). The Rusty Anchor/Wendover Preliminary Road Assessment Roll currently attributes one (1) assessment unit to all parcels within the MSBU.

This “residential unit approach” is commonly employed in a wide variety of public sector endeavors. For example the Institute of Traffic Engineers writing in *“Trip Generation”, Sixth Edition*, employ an identical “dwelling unit method” to calculate road usage for transportation purposes such as road way design, concurrency and traffic safety. Page 262 states *“The number of dwelling units is generally used as the independent variable of choice because it is readily available, easy to project and has a high correlation with average weekday trip ends”* (*Trip Generation, 6th Edition, 1997*). Therefore apportioning costs on the basis of residential units provides a fair and equitable way of correlating Project Costs with the special benefits accruing to property owners included in the Rusty Anchor/Wendover MSBU.

Rusty Anchor/Wendover Roads MSBU Proposal

Supporting Materials

Initial Correspondence



RODNEY E. LAY & ASSOCIATES

NAVAL ARCHITECTS

Post-it® Fax Note	7671	Date	5/16/01	# of pages	3
To	<i>Mr. Joe Stephenson</i>		From	<i>Joe</i>	
Co./Dept.			Co.		
Phone #			Phone #		
Fax #			Fax #		

May 16, 2001

Mr. Joe Stephenson
 Director of Public Works
 1625 State Road 16
 St. Augustine, Florida 32084

Subject: Rusty Anchor and Wendover Road Repair

Dear Joe:

Thank you for your insight and guidance to help solve our road issues.

This letter is to confirm our conversation on Monday, May 14, 2001 and request your assistance in the MSBU program in order to bring Rusty Anchor and Wendover Roads up to a safe and maintainable dirt road standard.

As you suggested, we will approach this as a joint effort between Rusty Anchor Road and Wendover Road residents. It is my understanding you will provide to us a "not to exceed" estimate to repair the dirt road and also a mailing list of residents with amounts each would be responsible for. I am sure a couple of payment schedule options would be appreciated.

Once we have received the above information, we will proceed with the necessary petition drive to support our request.

Please address correspondence to the following for:

Wendover Road: Mr. Tim Davis
 8137 Wendover Road
 St. Augustine, FL 32092
 Tel: 940-3333
 Fax: 940-3397

Rusty Anchor Road: Mr. Rodney Lay
 13891 Atlantic Blvd.
 Jacksonville, FL 32225
 Tel: 221-7447
 Fax: 221-1363

We appreciate your help and assistance.

Sincerely,

R. E. Lay
 Rodney E. Lay, P.E.

cc: Mr. Tim Davis



NAVAL ARCHITECTS MARINE ENGINEERS

13891 Atlantic Boulevard, Jacksonville, Florida 32225 (904) 221-7447 FAX (904) 221-1363

www.rodneyelay.com e-mail: rela@rodneyelay.com



RODNEY E. LAY & ASSOCIATES
NAVAL ARCHITECTS

May 30, 2001

Mr. Joe Stephenson
Director of Public Works
1625 State Road 16
St. Augustine, Florida 32084

Subject: Rusty Anchor and Wendover Road Repair

Dear Joe:

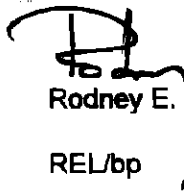
Just a follow-up note to our request concerning bringing Rusty Anchor Road and Wendover Road up to County dirt road standard.

I understand you are out of town until the 4th. I will be out of town for a couple of weeks after that. If you have any questions or need to speak to any of the neighbors, please contact Mr. Tim Davis or Mr. Vic Jackson.

Vic Jackson
7855 Rusty Anchor Road
St. Augustine, FL 32092
Tel: 730-3001



Sincerely,



Rodney E. Lay, P.E.

REL/bp

fc: Mr. Tim Davis
Mr. Vic Jackson

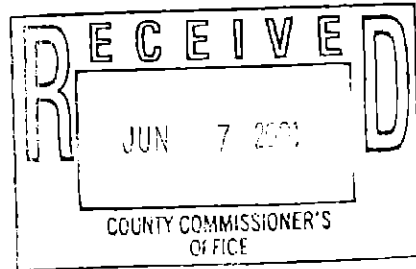
Jenny Burnett

From: Tim Davis [Tim.Davis@ind.alcatel.com]
Sent: Thursday, June 07, 2001 7:21 AM
To: Commissioner Nicholas Meiszer; Commissioner John Reardon; Commissioner Marc Jacalone; Commissioner Mary Kohnke; Commissioner Jim Bryant
Subject: Colee Cove Road conditions
Importance: Low

Hi, after no response from my emails 2 months ago, I ask again what can be done to get Wendover and Rusty Anchor roads up to minimum dirt road standards? Over 51% of the residents have agreed to pay for this upgrade through taxes. I have been on better roads in darkest Africa.

Thanks

Tim Davis
 Senior Systems Engineer
 Office 904-940-3448
 Fax 904-940-3397
 Cell 904-608-9294
 Pager 888-648-9494



*To
 Joe?
 From
 Mary*

Rusty Anchor/Wendover Roads MSBU Proposal

Supporting Materials

Initial Petition



RODNEY E. LAY & ASSOCIATES

NAVAL ARCHITECTS

August 2, 2001

Via Fax/U.S. Mail (15 pages)

Mr. Nicholis Meiszer
County Commissioner
Post Office Box 349
St. Augustine, Florida 32085

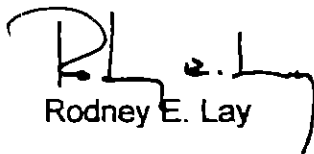
Dear Commissioner Meiszer:

Attached are two (2) petitions supporting Rusty Anchor and Windover Roads residents' request to have the subject roads repaired and graded under the county's MSBU program. A summary of the supporting neighbors is 15 of 23 on Rusty Anchor Road and 16 of 26 on Wendover Road.

These two (2) roads are in desperate need of repair. At times the roads are unsafe and impassable for emergency vehicles.

Your assistance is greatly appreciated.

Sincerely,



Rodney E. Lay

REL/bp

encs: Letter dated June 29, 2001 from Mary Ann Blount
Petitions and supporting letters from residents

cc w/encs: Mr. Joe Stephenson
Director of Public Works
1625 State Road 16
St. Augustine, Florida 32084

fc w/o encs: Mr. Victor Jackson
Mr. Tim Davis



NAVAL ARCHITECTS MARINE ENGINEERS

13891 Atlantic Boulevard, Jacksonville, Florida 32225 (904) 221-7447 FAX (904) 221-1363

www.rodneyelay.com e-mail: rela@rodneyelay.com

PETITION for RUSTY ANCHOR ROAD IMPROVEMENT PROGRAM

We, the undersigned, in accordance with the attached letter dated June 29, 2001, agree to have St. Johns County repair and maintain Rusty Anchor Road, a private road, under St. Johns County's Municipal Service Benefit Unit (MSBU) ordinance.

- | | | |
|----------------------------------|-----------------------|------------------------------------|
| Boland David L., Sharon L. | 7807 Rusty Anchor Rd. | |
| Jones James Melvin, Sarah | 7808 Rusty Anchor Rd. | |
| Weathington Ebbie Lee | 7815 Rusty Anchor Rd. | <i>Ebbie L. Weathington</i> |
| Fruda Thomas R., Debra L. | 7818 Rusty Anchor Rd. | |
| Anderson Hugh | 7825 Rusty Anchor Rd. | |
| Dodd Harriet Lynn | 7831 Rusty Anchor Rd. | |
| Clemons Richard L., Barbara A. | 7836 Rusty Anchor Rd. | |
| Witherapoon Phyllis J. etal | 7837 Rusty Anchor Rd. | <i>Phyllis Witherapoon</i> |
| Whitmarsh W H, Doris | 7843 Rusty Anchor Rd. | |
| Evans Jesse L., Mildred L. | 7848 Rusty Anchor Rd. | <i>SEE ATTACHED</i> |
| Snider Frances D., Joyce | 7849 Rusty Anchor Rd. | <i>Frances & Joyce</i> |
| Vick Linda N. | 7854 Rusty Anchor Rd. | <i>Linda N. Vick</i> |
| Jackson Victor P. | 7855 Rusty Anchor Rd. | <i>Victor P. Jackson</i> |
| Hutchings William H III, Lois | 7860 Rusty Anchor Rd. | <i>SEE ATTACHED</i> |
| Robertson Gary, Angela | 7866 Rusty Anchor Rd. | <i>Gary & Angela Robertson</i> |
| Lay Rodney E, Julia C Res. Trust | 7867 Rusty Anchor Rd. | <i>Rodney E Lay</i> |
| Nesmith Diana R | 7872 Rusty Anchor Rd. | <i>See attached</i> |
| ✓ Ahrens David etal | 7873 Rusty Anchor Rd. | <i>see attached</i> |
| Hall R K, Edna H. | 7879 Rusty Anchor Rd. | |
| ✓ Pape Kenneth L, Linda S. | 7884 Rusty Anchor Rd. | <i>See attached</i> |
| ✓ Holahan Michael R., Christina | 7885 Rusty Anchor Rd. | <i>See Attached</i> |
| ✓ Carolan Paul B. | 7891 Rusty Anchor Rd. | <i>See attached</i> |
| Whitehead Wayne D., Sr. | 7910 Rusty Anchor Rd. | <i>Wayne Whitehead</i> |

PETITION

for

RUSTY ANCHOR ROAD IMPROVEMENT PROGRAM

We, the undersigned, in accordance with the attached letter dated June 29, 2001, agree to have St. Johns County repair and maintain Rusty Anchor Road, a private road, under St. Johns County's Municipal Service Benefit Unit (MSBU) ordinance.

Boland David L., Sharon L.	7807 Rusty Anchor Rd.	_____
Jones James Melvin, Sarah	7808 Rusty Anchor Rd.	_____
Weathington Ebbie Lee	7815 Rusty Anchor Rd.	_____
Fruda Thomas R., Debra L.	7819 Rusty Anchor Rd.	_____
Anderson Hugh	7825 Rusty Anchor Rd.	_____
Dodd Harriet Lynn	7831 Rusty Anchor Rd.	_____
Clemons Richard L., Barbara A.	7836 Rusty Anchor Rd.	_____
✓ Witherspoon Phyllis J. etal	7837 Rusty Anchor Rd.	_____
Whitmarsh W H, Doris	7843 Rusty Anchor Rd.	_____
✓ Evans Jesse L., Mildred L. <i>EVANS JESSE MILDRED</i>	7848 Rusty Anchor Rd.	_____
Snider Frances D., Joyce	7849 Rusty Anchor Rd.	_____
✓ Vick Linda N.	7854 Rusty Anchor Rd.	_____
✓ Jackson Victor P.	7855 Rusty Anchor Rd.	_____
✓ Hutchings William H III, Lois	7860 Rusty Anchor Rd.	_____
Robertson Gary, Angela	7866 Rusty Anchor Rd.	_____
✓ Lay Rodney E, Julia C Res. Trust	7867 Rusty Anchor Rd.	_____
✓ Nessmith Diana R	7872 Rusty Anchor Rd.	_____
✓ Ahrens David etal	7873 Rusty Anchor Rd.	_____
Hall R K, Edna H.	7879 Rusty Anchor Rd.	_____
✓ Pape Kenneth L., Linda S.	7884 Rusty Anchor Rd.	_____
✓ Holahan Michael R., Christina	7885 Rusty Anchor Rd.	_____
✓ Carolan Paul B.	7891 Rusty Anchor Rd.	_____
✓ Whitehead Wayne D., Sr.	7910 Rusty Anchor Rd.	_____

Handwritten signatures and initials:
 - Large signature over 7837-7843
 - "VIC" over 7848-7849
 - "Jesse Evans" over 7848-7849
 - "Rock Hutchings" over 7860
 - "2/27" over 7866

VIC
FAKED
 9-12-07

PETITION for WENDOVER ROAD IMPROVEMENT PROGRAM

16 of 26 = 60%
+ 1

We, the undersigned, in accordance with the attached letter dated June 29, 2001, agree to have St. Johns County repair and maintain Wendover Road, a private road, under St. Johns County's Municipal Service Benefit Unit (MSBU) ordinance.

- | | | |
|---------------------------------|-------------------|-------------------------------------|
| Algonquin Society, Inc. | 8104 Wendover Rd. | _____ |
| Whitfield Vivian N. | 8105 Wendover Rd. | _____ |
| Mason Eugene, Sonya K. | 8112 Wendover Rd. | _____ |
| Rock Kenneth Charles | 8113 Wendover Rd. | <u>K.C. Rock</u> ✓ |
| X Myers Raymond E., Mildred A. | 8116 Wendover Rd. | _____ |
| Wayne Barbara Weber Rev Trust | 8120 Wendover Rd. | <u>Barbara Wayne</u> ✓ |
| Marsico William E. | 8121 Wendover Rd. | _____ |
| Wilson Charles V., Betty I. | 8124 Wendover Rd. | <u>Charles Wilson</u> ✓ |
| Spivey Tom et al | 8125 Wendover Rd. | _____ |
| Hall R.K., Edna et al | 8128 Wendover Rd. | _____ |
| Thomas E. Janet | 8129 Wendover Rd. | <u>Janet Thomas</u> ✓ |
| Lester Bobby R., Betty L. | 8132 Wendover Rd. | <u>Betty Lester</u> ✓ |
| Marians James M., Kathleen S. | 8133 Wendover Rd. | _____ |
| Hibbard Regina A., James A. | 8138 Wendover Rd. | <u>James Hibbard</u> ✓ |
| Davis Timothy W. | 8137 Wendover Rd. | _____ |
| Mays Ronald J. | 8144 Wendover Rd. | _____ |
| Davis Timothy W., Joan Rebrmann | 8145 Wendover Rd. | _____ |
| Herbert Desri, Kellis A. | 8148 Wendover Rd. | <u>Desri & Kellis Herbert</u> ✓ |
| Davis Timothy W., Joan Rebrmann | 8149 Wendover Rd. | _____ |
| Highamth John W., Gloria M. | 8152 Wendover Rd. | <u>Wendy Highamth</u> ✓ |
| Wayne Barbara Weber Trust | 8153 Wendover Rd. | <u>Barbara Wayne</u> ✓ |
| Ryals Donna Verree | 8156 Wendover Rd. | <u>Donna Verree Ryals</u> ✓ |
| Ryals Donna J. | 8157 Wendover Rd. | <u>Donna J. Ryals</u> ✓ |
| Belanger Gary R., Janice M. | 8160 Wendover Rd. | <u>Gary R. James M. Belanger</u> ✓ |
| Ryals Joan C. | 8161 Wendover Rd. | <u>Joan C. Ryals</u> ✓ |
| _____ | 8165 Wendover Rd. | _____ |

PETITION FOR ROAD IMPROVEMENT RUSTY ANCHOR ROAD

ATTACHMENT TO PETITION FOR DIANA NESSMITH

I, DIANA NESSMITH HEREBY SIGN IN THE AFFIRMATIVE TO THE IMPROVEMENTS
PLANNED FOR 7872 RUSTY ANCHOR ROAD. RETURN FAX TO VICTOR P. JACKSON AT
730 3026.


Diana R. Nessmith

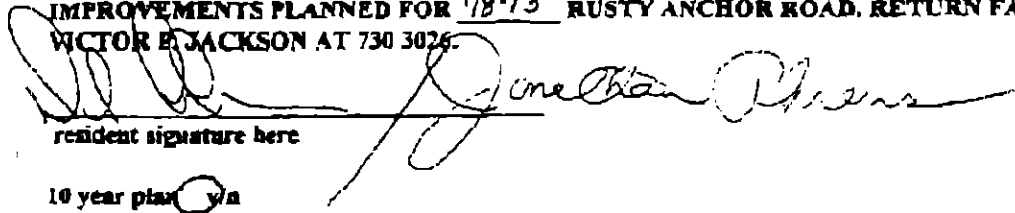
10 year plan y/n *Cash*
15 year plan y/n

7855

PETITION FOR ROAD IMPROVEMENT RUSTY ANCHOR ROAD

ATTACHMENT TO PETITION FOR ROAD IMPROVEMENT RUSTY ANCHOR ROAD.
DAVID AHRENS

L. NATHAN AHRENS HEREBY SIGN IN THE AFFIRMATIVE TO THE
IMPROVEMENTS PLANNED FOR 7873 RUSTY ANCHOR ROAD. RETURN FAX TO
VICTOR E. JACKSON AT 730 3026.


resident signature here

10 year plan y/n
15 year plan y/n

July 22, 2001

Victor Jackson
7855 Rusty Anchor
St. Augustine, FL 32092

Dear Victor,

We understand that you are leading an effort to get our street maintained by the county. This letter is to confirm our support of this effort. We are willing to pay the \$800 upfront fee, along with the yearly maintenance. (We own the property at 7884 Rusty Anchor).

Should you need to reach us, our contact information is as follows:

Kenneth and Linda Pape
9115 Longstaff Drive
Houston, TX 77031
(713) 771-0210 Home
(713) 610-1298 Pager.

Sincerely,

Kenneth and Linda Pape

PETITION FOR ROAD IMPROVEMENT RUSTY ANCHOR ROAD

ATTACHMENT TO PETITION FOR petition title

I, Michael R. Holahan **HEREBY SIGN IN THE AFFIRMATIVE TO THE IMPROVEMENTS PLANNED FOR 7885 RUSTY ANCHOR ROAD. RETURN FAX TO VIKTOR P. JACKSON AT 730 3036.**


resident signature here

10 year plan y/n 
 15 year plan y/n

7/18/01

Dear Mr. Jackson,

In reference to the petition for the county maintaining Rusty Anchor Rd. Please except this as written confirmation, that I agree to pay any assessments and welcome any road improvements now or in the future. Thank you for your efforts in making our road a better and safer place to drive.

Sincerely,

Paul R. Canine

P.S. I WILL BE BACK HOME 7/29/01

IF ANY OTHER SIGNATURES ARE NEEDED.

Rusty Anchor/Wendover Roads MSBU Proposal

Supporting Materials

Citizen Letters



ALGONQUIN SOCIETY
P. O. Box 470222
Lake Monroe, Florida 32747
Tel. 407-574-7141
Fax. 407-574-7141

February 11, 2002

Mr. Joe Stephenson
 Director Public Works
 1625 State Road 16
 St. Augustine, FL 32084

Dear Sir:

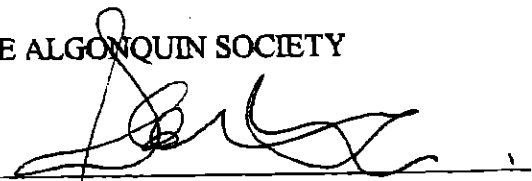
We have received your notice regarding the proposed MSBU at Rusty Anchor/Wendover Road. We are the owners of parcel 015000 0370, which is on Wendover Road.

I am authorized to inform you that we strongly oppose the creation of any MSBU and the imposition of any assessment for road maintenance. We believe that the taxes in St. Johns County, compared to other areas, are already too high. Yet little of the excessive tax collections are ever returned to our small section of the County. We doubt that assessments merely for the upkeep of roads are made in St. Augustine, Moultrie, etc. In our view, this is just another scam to bilk the taxpayers and fatten government's coffers..

For years your "essential services" vehicles had no problem travelling our roads. The vehicles are better made today than in the past. The condition of the road has not changed materially since we purchased the property 12 years ago. in fact, it is better in ways today than at other times in the past. This MSBU is just another ploy to gouge money from the taxpayer to pay for the uncontrollable ballooning of government spending and greed, which is spiraling out of control and swallowing up private property interests in the state of Florida.

Very truly yours

THE ALGONQUIN SOCIETY

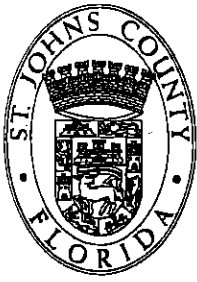
By: 
 T.H. Seiler, as agent

Post-it® Fax Note	7671	Date	2-15-02	# of pages	1
To	MARY ANN BLUNT				
From	Public Works				
Co. Dept.	JONATHAN GOVINGS				
	DIANE				
Phone #	Phone #				
Fax #	Fax #				

Rusty Anchor/Wendover Proposed MSBU

Supporting Materials

Letters from Essential Service Providers



**ST. JOHNS COUNTY
SOLID WASTE DEPARTMENT**

3005 Allen Nease Road
Elkton, Florida 32033

I N T E R O F F I C E M E M O R A N D U M

TO: Jonathan P. Goyings, Real Estate Division
FROM: Donna Chapman, Solid Waste Manager
SUBJECT: Rusty Anchor Road & Wendover Road
DATE: February 12, 2002

The roadbed of both Rusty Anchor and Wendover Roads are in poor condition but in speaking with the garbage collector for that area they have always been able to go slowly down the road & provide service.

Please contact me if I can be of further assistance.



Sheriff

NEIL J PERRY

OFFICE
904/824-8304



ST JOHNS COUNTY SHERIFF'S OFFICE

4015 LEWIS SPEEDWAY, SAINT AUGUSTINE, FLORIDA 32084
904/810-6779 (FAX) • 904/829-6495 (TDD)

19 October 2001

Honorable Marc Jacalone
Board of County Commission
4020 Lewis Speedway
St Augustine, FL 32084

Dear Chair ^{Marc,} Jacalone:

This is in response to a request from Jonathan F Goyings, St Johns County, Real Estate Division, in which he asked the Sheriff's Office to evaluate the safety conditions of Rusty Anchor and Wendover Roads. The Sheriff's Office has recently conducted a survey, and found both of the roads to be very narrow, (essentially one lane) and easily blocked by natural or man-made obstructions.

During dry weather, the roadways are soft powdery sand, in wet weather they become muddy and deeply rutted. None of these conditions facilitate the proper emergency response for law enforcement or fire/rescue vehicles. In the event of a situation requiring multiple agency response, the conditions could be life threatening

For emergency purposes and access, I support the need for Rusty Anchor and Wendover Roads being paved. Please continue to call upon me whenever I can be of service to you. GOD BLESS AMERICA!

With kind personal regards, I am

Sincerely,

Neil J Perry
Sheriff

cem

COPY: COL BOLANTE
JONATHAN GOYINGS, REAL ESTATE DIV OF COUNTY



ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

Department of Emergency Services

Division of Emergency Medical Services
Division of Emergency Management
Division of Communications
Division of Animal Control
Division of Fire

4455 Avenue A, Suite 100
Saint Augustine, Florida
32095



Phone: (904) 823-2526
Phone: (904) 829-5078
FAX: (904) 823-2530

September 18, 2001

St. Johns County
Board of County Commissioners
PO Box 349
Saint Augustine, FL
32085

Dear Commissioner,

A request was made for an evaluation of Rusty Anchor and Wendover Roads with respect to the provision of Fire Protection and Emergency Medical Service. It is my opinion that the condition of the road would hamper the ability of Fire Rescue to provide Emergency Medical Services and Fire Protection.

The roadbed itself is the major concern. The road's surface is so degraded as to cause difficult passage even during favorable conditions. Were we to receive an emergency call during inclement weather, this road's current condition would seriously hamper both mere access to properties and our ability to conduct successful operations. Since the area in question does not have fire hydrants, this necessitates the use of large tankers for water supply. Should one of these vehicles become stuck at a critical moment, loss of property and human life could occur. Further, the road's current configuration, offering no turn around points, would greatly reduce the ability of the Department to effect successful fire-suppression operations. Additionally, there are overhead obstructions, which increases the difficulty of maneuvering the large vehicles needed for fire fighting and/or rescue operations.

Should you have questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Robert V. Hall".

Robert V. Hall
Interim Fire Chief

Rusty Anchor /Wendover Roads MSBU Proposal

Supporting Materials

Preliminary Assessment Roll

**MSBU – Rusty Anchor and Wendover
Preliminary Assessment Roll**

50 assessment units

1. 015000-0160 - 1 Assessment Unit
Owner BOLAND DAVID L, SHARON L
Address 7807 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

2. 015000-0150 - 1 Assessment Unit
Owner BOLAND DAVID L, SHARON L
Address 7807 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

3. 015000-0360 - 1 Assessment Unit
Owner JONES JAMES MELVIN, SARAH
Address 7808 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

4. 015000-0140 - 1 Assessment Unit
Owner WEATHINGTON EBBIE LEE
Address 7815 RUSTY ANCHOR RD
City, ST AUGUSTINE FL Zip 32092

5. 015000-0130 - 1 Assessment Unit
Owner CREEL DIXIE ETVIR (and James Campbell OR 1606-990)
Address 7819 RUSTY ANCHOR ROAD
ST AUGUSTINE, FL 320920000
Property Location:
7819 RUSTY ANCHOR RD
ST AUGUSTINE, FL

6. 015000-0120 - 1 Assessment Unit
Owner ANDERSON HUGH
Address 1306 OCEANWOOD
City, NEPTUNE BEACH FL Zip 32266

7. 015000-0110 - 1 Assessment Unit
Owner DODD HARRIET LYNN
Address 7831 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

8. 015000-0100 - 1 Assessment Unit
Owner WITHERSPOON PHYLLIS J ETAL

Address 7837 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

9. R 015000-0090 - 1 Assessment Unit
Owner WHITMARSH W H, DORIS
Address 1335 LAMBOLL AVENUE
City, JACKSONVILLE FL Zip 32205

10. 015240-0000 - 1 Assessment Unit
Owner JACKSON VICTOR P
Address 7855 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

11. 015230-0000 - 1 Assessment Unit
Owner LAY RODNEY E, JULIA C RES TRUST
Address 13667 LITTLE HARBOR COURT
City, JACKSONVILLE FL Zip 32225

12. 015220-0000 - 1 Assessment Unit
Owner AHRENS DAVID ETAL
Address 212 HERADA STREET
City, ST AUGUSTINE FL Zip 32084

13. 015210-0000 - 1 Assessment Unit
Owner HALL R K, EDNA H
Address 7879 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

14. 015200-0000 - 1 Assessment Unit
Owner HOLAHAN MICHAEL R, CHRISTINA
Address P O BOX 08190
City, FT MYERS FL Zip 33908 8190
Property Address:
House# 7885 Street RUSTY ANCHOR RD
City ST AUGUSTINE

15. 015190-0000 - 1 Assessment Unit
Owner CAROLAN PAUL B
Address 7891 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

16. 015000-0720 - 1 Assessment Unit
Owner PAPE KENNETH L, LINDA S
Address 9115 LONGSTAFF DRIVE
City, HOUSTON TX Zip 77031
Property Address:

House# 7884 Street RUSTY ANCHOR RD
City ST AUGUSTINE

17. 015000-0700 - 1 Assessment Unit
Owner NESSMITH DIANA R
Address 9217 TOUZET AVENUE
City, ST AUGUSTINE FL Zip 32092 0000
Property Address:
House# 7872 Street RUSTY ANCHOR RD
City ST AUGUSTINE

18. 015000-0690 - 1 Assessment Unit
Owner ROBERTSON GARY, ANGELIA
Address P O BOX 1206
City, BRONSON FL Zip 32621

19. 015000-0680 - 1 Assessment Unit
Owner HUTCHINGS WILLIAM H III, LOIS
Address 737 MYRTLE AVENUE
City, GREEN COVE SPRINGS FL Zip 32043 0000
Property Address:
House# 7860 Street RUSTY ANCHOR RD
City ST AUGUSTINE

20. 015000-0670 - 1 Assessment Unit
Owner VICK LINDA N
Address 7854 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

21. 015000-0660 - 1 Assessment Unit
Owner EVANS JESSE L, MILDRED L
Address 7848 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

22. 015000-0650 - 1 Assessment Unit
Owner CLEMONS RICHARD L, BARBARA A
Address 7836 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092

23. 015250-0000 - 1 Assessment Unit
Owner SNIDER FRANCES D, JOYCE
Address 7849 RUSTY ANCHOR ROAD
ST AUGUSTINE, FL 320920000

24. 015000-0640 - 1 Assessment Unit
Owner WHITFIELD VIVIAN N

Address 8105 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

25. 015000-0630 - 1 Assessment Unit
Owner ROCK KENNETH CHARLES
Address 8113 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

26. 015000-0620 - 1 Assessment Unit
Owner MARSICO WILLIAM E
Address 14222 MANDARIN ROAD
City, JACKSONVILLE FL Zip 32223

27. 015000-0610 - 1 Assessment Unit
Owner SPIVEY TOM ETAL
Address 7100 PARK CITY DRIVE
City, JACKSONVILLE FL Zip 32244

28. 015000-0600 - 1 Assessment Unit
Owner THOMAS E JANET ***
Address 22 MARILYN AVENUE
City, ST AUGUSTINE FL Zip 32080
Property Address:
House# 8129 Street WENDOVER RD
- City ST AUGUSTINE

29. 015000-0590 - 1 Assessment Unit
Owner MARTENS JAMES M, KATHLEEN S
Address 1824 HOLLY FLOWER LANE
City, ORANGE PARK FL Zip 32073 0000
Property Address:
House# 8133 Street WENDOVER RD
- City ST AUGUSTINE

30. 015000-0580 - 1 Assessment Unit
Owner DAVIS TIMOTHY W
Address 8137 WENDOVER RD
City, ST AUGUSTINE FL Zip 32092

31. 015000-0560 - 1 Assessment Unit
Owner DAVIS TIMOTHY W, JOAN REBMANN
Address 8137 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

32. 015000-0550 - 1 Assessment Unit
Owner DAVIS TIMOTHY W, JOAN REBMANN
Address 8137 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092 0000
Property Address:
House# 8149 Street WENDOVER RD
City ST AUGUSTINE

33. 015000-0540 - 1 Assessment Unit
Owner WAYNE BARBARA WEBER TRUST
Address 309 S GARDEN CENTER WAY
City, ST AUGUSTINE FL Zip 32084 0000
Property Address:
House# 8153 Street WENDOVER RD
City ST AUGUSTINE

34. 015000-0530 - 1 Assessment Unit
Owner RYALS DONNA J
Address 8161 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092 0000
Property Address:
House# 8157 Street WENDOVER RD
City, ST AUGUSTINE

35. 015000-0520 - 1 Assessment Unit
Owner RYALS JOAN C
Address 8161 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

36. R 015000-0510 - 1 Assessment Unit
Owner SISTRUNK HENRY B, JOANN B
Address 11414 INEZ DRIVE
City, JACKSONVILLE FL Zip 32218 0000
Property Address:
House# 8165 Street WENDOVER RD
City, ST AUGUSTINE

37. 015000-0500 - 1 Assessment Unit
Owner BELANGER GARY R, JANICE M
Address 8160 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

38. 015000-0490 - 1 Assessment Unit
Owner RYALS DONNA VERREE
Address 8156 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

39. 015000-0480 - 1 Assessment Unit
Owner HIGHSMITH JOHN W, GLORIA M
Address P O BOX 26
City, WHITEHOUSE FL Zip 32220 0026
Property Address:
House# 8156 Street WENDOVER RD
City, ST AUGUSTINE

40. R 015000-0470 - 1 Assessment Unit
Owner HERBERT DEARL, KEELIE A
Address 8148 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

41. 015000-0460 - 1 Assessment Unit
Owner MAYS RONALD J
Address 1825 TARPON LANE
City, VERO BEACH FL Zip 32960 0000
Property Address:
House# 8144 Street WENDOVER RD
City, ST AUGUSTINE

42. 015000-0440 - 1 Assessment Unit
Owner HIBBARD REGINA A, JAMES A
Address 8136 WENDOVER RD
City, ST AUGUSTINE FL Zip 32092

43. 015000-0430 - 1 Assessment Unit
Owner LESTER BOBBY R, BETTY L
Address 8301 COLEE COVE ROAD
City, ST AUGUSTINE FL Zip 32092 0000
Property Address:
House# 8132 Street WENDOVER RD
City, ST AUGUSTINE

44. 015000-0420 - 1 Assessment Unit
Owner HALL R K, EDNA ETAL
Address 8128 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

45. 015000-0410 - 1 Assessment Unit
Owner WILSON CHARLES V, BETTY I
Address 7424 NORTH LAURA STREET
City, JACKSONVILLE FL Zip 32208 0000
Property Address:
House# 8124 Street WENDOVER RD

City, ST AUGUSTINE

46. 015000-0400 - 1 Assessment Unit
Owner WAYNE BARBARA WEBER REV TRUST
Address 48 KON TIKI CIRCLE
City, ST AUGUSTINE FL Zip 32080 0000
Property Address:
House# 8120 Street WENDOVER RD
City, ST AUGUSTINE

47. 015000-0390 - 1 Assessment Unit
Owner MYERS RAYMOND E, MILDRED A
Address ROAD
City, ST AUGUSTINE FL Zip 32092 0000
Property Address:
House# 8116 Street WENDOVER RD
City ST AUGUSTINE

48. 015000-0380 - 1 Assessment Unit
Owner MASON EUGENE, SONYA K
Address 8112 WENDOVER ROAD
City, ST AUGUSTINE FL Zip 32092

49. 015000-0370 - 1 Assessment Unit
Owner ALGONQUIN SOCIETY INC
Address P O BOX 470222
City, LAKE MONROE
Property Address:
House# 8104 Street WENDOVER RD
City ST AUGUSTINE

50. 014990 0000 - 1 Assessment Unit
Owner WHITEHEAD, WAYNE D. SR.
Address 7910 RUSTY ANCHOR ROAD
City, ST AUGUSTINE FL Zip 32092